

SAN ANTONIO PLANNING COMMISSION MINUTES

March 10, 2010

2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM(S)

A. Work session, 1:00 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- San Antonio International Airport Vicinity Land Use Plan Briefing (PDSD)
- Development Process Briefing (PDSD)

2. 2:04 P.M.– Call to Order, Board Room

3. Roll Call – **All present**

4. Citizens to be heard – **None at this time**

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PLAT:

5. 090218 **Traders Village**
 (At the southwest corner of Loop 410 and Old Pearsall Road)

* Project is located in the Camp Bullis Notification Area.

Motion: Commissioner Rodriguez to follow staffs recommendation for approval.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

PLAT:

6. 080291 **Moretti, Unit 1***
 (On the east side of US Highway 281, north of Summerglenn Way)

Motion: Commissioner Lindhorst to follow staffs recommendation for approval.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Motion Passes

VARIANCE and APPEAL:

7. 060748 **Terra Bella, Unit 3 PUD** (time extension)
 (Near the intersection of Hardy Oak Boulevard and Wilderness Oak)

Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTION:

8. A Resolution approving the purchase by the City of San Antonio's Aviation Department of a .201 acre tract of land belonging to the San Antonio River Authority for the amount of \$2,450.00. The property is located at 9115 Espada Road close to Stinson Municipal Airport and in Council District 3. (Aviation Department by Frank Miller)

Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLAN:

9. **PA10009** - Public hearing and consideration of a resolution amending the land use plan section contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by adding "Office" as a land use category to the Land Use Plan and by changing the land use of: 1) multiple parcels located on the east and west sides of West Avenue between Gardina and West Wildwood Streets from Neighborhood Commercial land use to Community Commercial land use, 2) a parcel located on the east side of West Avenue between Alametos and Lee Hall Streets from Urban Low

Density Residential land use to Neighborhood Commercial land use, and 3) multiple parcels located on the east side of West Avenue between Fresno and Santa Monica Streets from Neighborhood Commercial land use to Office land use. (Planning and Development Services Department by Gary Edenburn)

*Motion: Commissioner Chao to follow staffs recommendation for approval.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes*

OTHER ITEMS:

11. Public hearing and consideration of an amendment to the Unified Development Code relative to Tree Preservation and Tree Canopy requirements. (Planning and Development Services Department by Andrew Spurgin and Thomas Carrasco)

Mike Hogan – Suggesting a more community effort and input regarding the ordinance.

Paul Denham – Concerned that the 25% stated in the ordinance is too much for the allotted land.

Dr. Cheryl Hamilton – Concerned on the removal of Heritage tree's and the fee allowed in lieu of trees.

Marita Roos – US Green Bldg. Council – In favor of the ordinance changes as presented.

Bradley Carson – Concerned with the differences of TAC and staff's recommendations.

Jim Cannizzo – US Army – In favor of the ordinance changes as presented.

Brian Hanan – Opposed to the ordinance amendments.

Cristel Villarreal – CEAC & Highland Hills Neighborhood Assoc. – Opposed to amendments.

Jim Leonard – Greater SA Builders Assoc. – Opposed to ordinance as written and suggests a revision that includes all residents and community.

Brenda Kelly Rowe – President of Real Estate Council – Opposed to ordinance amendments.

Loretta Van Coppenolle - Conservation Chair for the Alamo Group of the Sierra Club – Opposed to changes and makes other suggestions as alternatives.

Richard Alles - Concerned in regards to the loss of tree canopy and recommends alternatives.

Jan Wells – Opposed to ordinance amendments and suggests that the ordinance needs more community input, including the exemptions.

Myfe Moore - Opposed to ordinance amendments and suggests adopting Austin's Tree Ordinance.

James Griffin - Concerned about the tree canopy credit amendment and suggests 100% credit.

Josh Cude – Concerned about the shade value as arbitrary. Not enough time has been spent when creating this ordinance as well as 100%

Steven Hanan – Opposed to amendments and keep ordinance as is.

Barbara Hall – 2nd VP of Conservation Society – In favor of ordinance amendments.

Gene Dawson – Explained what the 8 TAC recommendations are.

Paul Johnson – Regional Urban Forrester, Alamo Region (COSA) – Current ordinance can be done better.

Mariana Ornelas - Pres. Dellview Neighborhood Assoc. – Concerned with the lack of community input.

Bob Wandresco – Concerned with the ordinance and suggests a slower review

Rob Kellum – In favor of ordinance.

(Written comments read aloud for the record by city staff for the individuals listed below)

Alicia M. Hoover – In favor of ordinance and suggests protective measures to be considered for adoption.

Rudy Moreno – Pres. Of Edison Neighborhood Assoc. – Suggests an increase to the tree canopy.

Catherine Elaine Daniel - In favor of ordinance and suggests protective measures to be considered for adoption.

Carol Thompson – Opposed to builders and developers who destroy trees under grandfather clauses.

Terri McWilliams – Concerned with destroyed trees and suggest the strongest measures to protect trees.

Janice Petmecky – In favor of cooling San Antonio, and pass tree canopy rules.

(Provided responses to Commissioner questions)

Gene Dawson – Answered Commissioner's questions.

Paul Denhan – Answered Commissioner's questions.

Mark Bird – (PDSD; COSA) - Answered Commissioner's questions.

Michael Netwich – (Parks; COSA) – Answered Commissioner's questions.

Rod Sanchez – (PDSD; COSA) - Answered Commissioner's questions.

Pablo Martinez – (PDSD; COSA) – Answered Commissioner's questions.

Richard Alles – Answered Commissioner's questions.

Motion: Commissioner Martinez recommends to City Council all of City Staff's recommendations and to include TAC's #3 thru #7 recommendations.

Second: Commissioner Lindhorst

In Favor: Hartman, Lindhorst, Martinez

Opposed: Limon, Briones, Rodriguez, Burke, Chao, Sherrill

Motion Fails

Motion: Commissioner Limon recommends not to amend the existing Tree Ordinance and leave as is.

Second: Burke

In Favor: Limon, Burke, Chao, Rodriguez

Opposed: Hartman, Briones, Sherrill, Lindhorst, Martinez

Motion Fails

Friendly motion: Commissioner Limon suggests accepting all amendments and forwarding to City Council.
Commissioner Limon rescinds friendly motion.

Motion: Commissioner Martinez recommends to City Council to accept staff recommendations, to include TAC's #3 thru #7, and to change TAC's item #6 from 90% of shade value to 100%.

Second: Commissioner Briones

In Favor: Hartman, Limon, Briones, Rodriguez, Chao, Martinez, Lindhorst

Opposed: Burke, Sherrill

Motion Passes

10. Consideration of a resolution appointing a Planning Commission member to the Planning Commission Technical Advisory Committee (Planning and Development Services Department by Elizabeth Carol)

*Commissioners voted by voice to appoint a Planning Commission member to the TAC Committee
In Favor of Commissioner Briones: Limon, Briones, Burke, Chao, Lindhorst, Martinez
In Favor of Commissioner Sherrill: Hartman, Rodriguez, Sherrill
Majority voted in favor of Commissioner Briones to be appointed to TAC Committee.*

12. Approval of the minutes for the February 24, 2010 Planning Commission meeting

*Motion: Commissioner Martinez to approve February 24, 2010 minutes as is.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes*

13. Director's report – *No report at this time.*

14. **ADJOURNMENT** - There being no further business, the meeting was adjourned at **6:04** pm.

ATTEST:


Executive Secretary

APPROVED:


Chair